

When recorded mail to:

PUBLIC WORKS DEPARTMENT
City of Riverside
City Hall, 3900 Main Street
Riverside, California 92522

RECEIVED FOR RECORD
AT 8:00 O'CLOCK

DEC 18 1995

FREE RECORDING

This instrument is for the benefit
of the City of Riverside and is
entitled to be recorded without
fee (Government Code §6103)

Recorded in Official Records
of Riverside County, California
Recorder
Fees \$

FOR RECORDER'S OFFICE USE ONLY

Project: Administrative COC
5759 Montgomery
A.P.N. 151-180-006

COC - 320



**CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE**

Property Owner(s): **MARY ELIZABETH LOFFER.**

The real property described in **Exhibit "A"** attached hereto and incorporated herein by this reference, complies with the applicable divisions of the California Subdivision Map Act and Title 18 of the Riverside Municipal Code. Pursuant to Section 66499.35(a) of the Government Code of the State of California, and Title 18 of the Riverside Municipal Code, this Certificate of Compliance is hereby issued by the Zoning Administrator of the City of Riverside, California.

THIS CERTIFICATE RELATES ONLY TO ISSUES OF COMPLIANCE OR NONCOMPLIANCE WITH THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES ENACTED PURSUANT THERETO INCLUDING TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE. THE PARCEL DESCRIBED HEREIN MAY BE SOLD, LEASED, OR FINANCED WITHOUT FURTHER COMPLIANCE WITH THE SUBDIVISION MAP ACT OR ANY LOCAL ORDINANCE ENACTED PURSUANT THERETO.

THE ISSUANCE OF THIS CERTIFICATE OF COMPLIANCE DOES NOT SUPERSEDE, MODIFY OR AFFECT ANY REQUIREMENTS OF THE BUILDING OR ZONING REGULATIONS OF THE CITY OF RIVERSIDE. DEVELOPMENT OF THE PARCEL MAY REQUIRE ISSUANCE OF A PERMIT OR PERMITS, OR OTHER GRANT OR GRANTS OF APPROVAL.

ZONING ADMINISTRATOR
CITY OF RIVERSIDE

STEPHEN J. WHYLD
PLANNING DIRECTOR

Dated: December 18, 1996

By J. Craig Aaron
J. CRAIG AARON
PRINCIPAL PLANNER

GENERAL ACKNOWLEDGEMENT

State of California } ss
County of RIVERSIDE

On December 18, 1996 before me JANIS LOWRY
(date) (name)

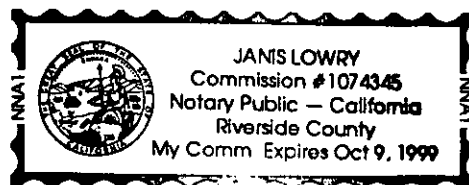
a Notary Public in and for said State, personally appeared

J. CRAIG AARON
Name(s) of Signer(s)

☒ personally known to me - OR - ☐ ~~proved to me on the basis of satisfactory evidence~~ to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Janis Lowry
Signature



OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

- () Attorney-in-fact
() Corporate Officer(s)

Title _____

Title _____

- () Guardian/Conservator
() Individual(s)
() Trustee(s)
() Other

- () Partner(s)
() General
() Limited

The party(ies) executing this document is/are representing:

EXHIBIT "A"

That certain parcel of land located in the City of Riverside, County of Riverside, State of California, as described in document recorded May 6, 1988, as Instrument No. 120607 and by document recorded April 15, 1955, in Book 1724, Page 95, both of Official Records of said Riverside County, and is described in said documents as follows:

That portion of Lot 275, as shown on a map of Camp Anza Subdivision No. 1, on file in Book 22, Pages 81 and 82 of Maps, records of Riverside County, California, described as follows:

BEGINNING at a point on the west line of said Lot 275, which bears South $0^{\circ}30'30''$ West, a distance of 148.4 feet, from the northwest corner of said Lot 275;

THENCE South $89^{\circ}29'30''$ East, and parallel with the north line of said Lot 275, a distance of 135.00 feet;

THENCE South $0^{\circ}30'30''$ West, and parallel with the west line of said Lot 275, a distance of 75.00 feet;

THENCE North $89^{\circ}29'30''$ West, and parallel with the north line of said Lot 275, a distance of 135.00 feet to a point on the west line of said Lot 275;

THENCE North $0^{\circ}30'30''$ East, along the west line of said Lot 275, a distance of 75.00 feet to the POINT OF BEGINNING.

Note: The City of Riverside makes no warrantee as to discrepancies, defects, or conflicts in boundary lines, shortage in area, encroachments, adverse claims, or any other facts that a correct survey and/or research of public records would disclose.

DESCRIPTION APPROVAL

12/13/94

SURVEYOR, CITY OF RIVERSIDE

MONTGOMERY ST.

148.4'

151180010

PMW-51-856

135'

275

4-16-55
1724/95 O.R.

151180005

5-6-88
#120607 O.R.

135'

151180009

151180007

151180008



PHILBIN AVE.

November 21, 1996
1 inch = 50 feet

Aerial photo taken on 4/19/98. The City of
Riverside makes no warranty on the accuracy or
content of the data shown on this map. This
map shall not be reproduced or distributed.
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Printed by: SKEN

LOT

600-320

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City Hall, 3900 Main Street
Riverside, California 92522

FREE RECORDING

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FEB 18 1997

022974

FEB 14 1997



RECEIVED FOR RECORD
AT 8:00 O'CLOCK

JAN 23 1997

Recorded in Official Records
of Riverside County, California

Recorder

Fees \$

FOR RECORDER'S OFFICE USE ONLY

Project: Administrative COC
5759 Montgomery
A.P.N. 151-180-006

COC - 320

**CITY OF RIVERSIDE
CERTIFICATE OF COMPLIANCE**

Property Owner(s): **MARY ELIZABETH LOFFER**, a married woman as her sole and separate property, and **DAVID LEON DAVIS**, a married man as his sole and separate property, as tenants in common.

The real property described in **Exhibit "A"** attached hereto and incorporated herein by this reference, complies with the applicable divisions of the California Subdivision Map Act and Title 18 of the Riverside Municipal Code. Pursuant to Section 66499.35(a) of the Government Code of the State of California, and Title 18 of the Riverside Municipal Code, this Certificate of Compliance is hereby issued by the Zoning Administrator of the City of Riverside, California.

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This Certificate of Compliance is being recorded to reflect the correct property owners of the Certificate of Compliance recorded December 18, 1996, as Instrument No. 476215 of Official Records of Riverside County, California.

THE ISSUANCE OF THIS CERTIFICATE OF COMPLIANCE DOES NOT SUPERSEDE, MODIFY OR AFFECT ANY REQUIREMENTS OF THE BUILDING OR ZONING REGULATIONS OF THE CITY OF RIVERSIDE. DEVELOPMENT OF THE PARCEL MAY REQUIRE ISSUANCE OF A PERMIT OR PERMITS, OR OTHER GRANT OR GRANTS OF APPROVAL.

ZONING ADMINISTRATOR
CITY OF RIVERSIDE

STEPHEN J. WHYLD
PLANNING DIRECTOR

Dated: January 10, 1997

By

J. Craig Aaron
J. CRAIG AARON
PRINCIPAL PLANNER

GENERAL ACKNOWLEDGEMENT

State of California } ss
County of RIVERSIDE

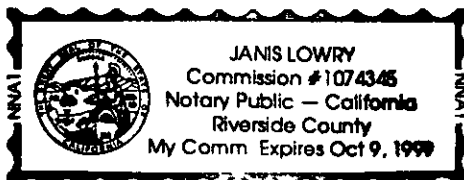
On January 10, 1997, before me Janis Lowry
(date) (name)

a Notary Public in and for said State, personally appeared

J. CRAIG AARON

Name(s) of Signer(s)

☒ personally known to me - OR ☐ ~~proved to me on the basis of satisfactory evidence~~ to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Janis Lowry
Signature

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

- () Attorney-in-fact
() Corporate Officer(s)

Title _____

Title _____

- () Guardian/Conservator
() Individual(s)
() Trustee(s)
☒ Other

PRINCIPAL PLANNER

- () Partner(s)
() General
() Limited

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CITY OF RIVERSIDE

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Note: The City of Riverside makes no warrantee as to discrepancies, defects, or conflicts in boundary lines, shortage in area, encroachments, adverse claims, or any other facts that a correct survey and/or research of public records would disclose.

DESCRIPTION APPROVED

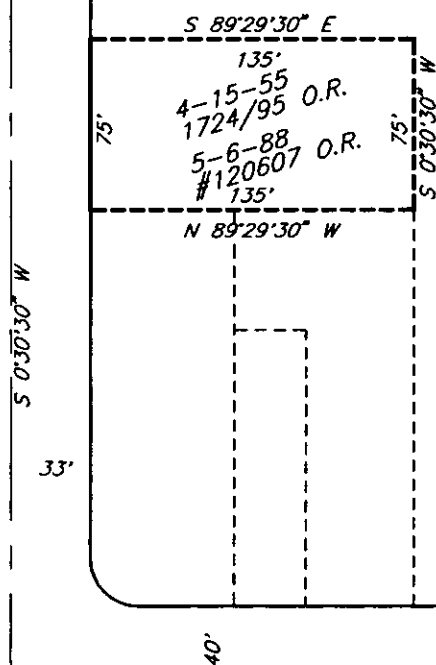
Amel B. B...
SURVEYOR, CITY OF RIVERSIDE

AVENUE

MONTGOMERY

CAMP ANZA SUBDIVISION NO. 1
M.B. 22/81-82

LOT 275



PHILBIN

AVENUE

• CITY OF RIVERSIDE, CALIFORNIA •

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

SHEET 1 OF 1

SCALE: N.T.S.

DRAWN BY: Kgs

DATE: 12/12/96

SUBJECT: CU-8-967

LOC-320